

## LAWRENCE V. ALBERT

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RECEIVED

JUN 1 2011

Environmental  
Cleanup Office

May 25, 2011

Mr. Brandon Perkins  
Site Assessment Manager  
Office of Environmental Cleanup  
U.S. Environmental Protection Agency  
1200 Sixth Ave. Ste. 900  
Seattle, Washington 98101-3140

Re: Site Access for the Alaska Real Estate Parking Lot

Dear Mr. Perkins:

This letter responds to yours of May 16, 2011 addressed to Ms. Yvonne Anderson and requesting site access to the Alaska Real Estate Parking Lot. Enclosed please find an executed Consent for Access to Property form. The form has been executed by Yvonne Anderson, Member Manager of the Fourth Avenue Gambell Limited Liability Company.

Please note that the Alaska Department of Environmental Conservation has consistently mis-identified this property as the "Alaska Real Estate Parking Lot." That entity has never been in record title nor has anyone asserted its "operator" status for the property. The Fourth Avenue Gambell Limited Partnership acquired title to the property as an undeveloped urban parcel in 1979, one year before enactment of CERCLA in 1980, and ten years before Alaska's enactment of AS 46.03.822 in 1989.

The contamination subject of current site investigation occurred sometime in the late 1950's through the early 1960's years before my client came into title. The suspected source of contamination was a retail dry cleaning business which occupied a building on the property. The business operated under at least two different names--Peacock Cleaners & S & K Cleaners. The business used a rudimentary crib waste disposal system which resulted in spent dry cleaning solvents being disposed directly into site soils.

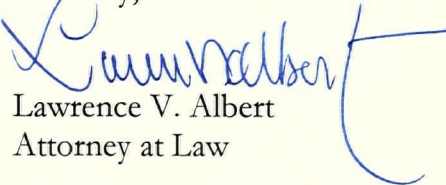
The Fourth Avenue Gambell Limited Partnership was converted to a limited liability company effective January 1, 2008 pursuant to Alaska law; the latter entity has been vested with title as a matter of law from that date forward. "Alaska Real Estate" was a real estate brokerage operated by Paul Maney who was responsible for the limited partnership's affairs and prior correspondence was sent to his office. The Alaska Real Estate office was never domiciled on the subject property as it has no buildings on it.



BRANDON PERKINS, EPA REGION X  
RE: Site Access to Alaska Real Estate Parking Lot

Please copy me on all correspondence, documents, reports and site investigations that EPA either originates, sponsors, or otherwise participate in concerning the subject property. Please feel free to contact me if the EPA has any questions regarding site investigation and remediation for this property.

Sincerely,



Lawrence V. Albert  
Attorney at Law

encls

cc: Todd Blessing, ADEC

Yvonne Anderson

Jan Deick, Golder & Associates



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 10

1200 Sixth Avenue, Suite 900  
Seattle, WA 98101-3140

CONSENT FOR ACCESS TO PROPERTY

Property Owner: Yvonne Anderson  
8219 Sundi Drive  
Anchorage, AK 99502

(907) 243-4754

Site Location: 717 East 4<sup>th</sup> Ave, Anchorage, AK.

I hereby give my consent to employees, authorized representatives, and persons acting at the request of the United States Environmental Protection Agency (EPA) to enter and have access to the property site located at the above address.

Access is granted to complete those tasks required for site assessment of the Alaska Real Estate Parking Lot Site, which may include but are not limited to the following:

1. Meet with site owners or representatives;
2. Collect soil, sediment, and groundwater samples;
3. Conduct a visual inspection;
4. Take photographs of relevant site conditions.

Yvonne Anderson  
Name and title (please print)

5/24/11  
Date

Yvonne Anderson, member  
Signature manager

Person EPA should contact:

Name: Yvonne Letter, Member Manager, Fourth Ave Bank  
LLC

Phone: (907) 243-4754

Address: 8219 Sundi Dr.

Anchorage, AK 99502



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